| 069.0 | 0001 | 0002.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,030,900 / 1,030,900 |
| | | | | | USE VALUE: | 1,030,900 / 1,030,900 |
| | | | | | ASSESSED: | 1,030,900 / 1,030,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 281 | | MYSTIC ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | OPPERMAN TIMOTHY |
| Owner 2: | MARTINEZ ASUNCION |
| Owner 3: | |
| Street 1: | 281 MYSTIC ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HONOHAN ROBERT L/ETAL - |
| Owner 2: | HONOHAN-TANG Y ELLA - |
| Street 1: | 281 MYSTIC ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,970 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Brick Veneer Exterior and 3386 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5970.000 | 650,000 | 3,500 | 377,400 | 1,030,900 |
| Total Card | 0.137 | 650,000 | 3,500 | 377,400 | 1,030,900 |
| Total Parcel | 0.137 | 650,000 | 3,500 | 377,400 | 1,030,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.50 | /Parcel: 304.5

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 43688
GIS Ref:
GIS Ref:
Insp Date: 06/12/09

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 069.0-0001-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 650,000 | 3500 | 5,970. | 377,400 | 1,030,900 | 1,030,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 484,500 | 3500 | 5,970. | 350,500 | 838,500 | 838,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 484,500 | 3500 | 5,970. | 350,500 | 838,500 | 838,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 484,500 | 3500 | 5,970. | 307,300 | 795,300 | 795,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 484,500 | 3500 | 5,970. | 280,400 | 768,400 | 768,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 450,600 | 3500 | 5,970. | 248,000 | 702,100 | 702,100 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 450,600 | 3500 | 5,970. | 234,500 | 688,600 | 688,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 450,600 | 3500 | 5,970. | 223,200 | 677,300 | 677,300 | | 12/13/2012 |

!5886!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 20:42:48 |

## LAST REV

| Date | Time |
|---|---|
| 03/02/19 | 16:29:56 |

apro

PAT ACCT. 5886

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 43688 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HONOHAN ROBERT | 45502-468 | | 6/29/2005 | | 684,000 | No | No | | |
| ATHENS JAMES B/ | 26661-459 | | 9/12/1996 | | 266,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/9/2003 | 341 | Addition | 55,000 | | | G5 | GR FY05 | 21/2 STY, NEW DEN, |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/12/2009 | Measured | 189 | PATRIOT |
| 12/13/2005 | MLS | HC | Helen Chinal |
| 8/16/2005 | Fieldrev-Chg | BR | B Rossignol |
| 11/10/2000 | Hearing Chag | 201 | PATRIOT |
| 11/10/2000 | Inspected | 201 | PATRIOT |
| 3/31/2000 | Inspected | 264 | PATRIOT |
| 10/8/1999 | Mailer Sent | | |
| 10/8/1999 | Measured | 263 | PATRIOT |
| 7/29/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5970 | | Sq. Ft. | Site | | 0 | 70. | 0.90 | 12 | | | Med. Tr | -10 | | | | | 377,434 | | | | | | 377,400 | |

Total AC/HA: 0.13705 | Total SF/SM: 5970 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 377,434 | Spl Credit | Total: 377,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 8 - Brick Veneer | | |
| Sec Wall: | 1 - Wood Shingl | 25 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GOLD | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G5 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.08550394 |
| Const Adj.: | 1.02239776 |
| Adj $ / SQ: | 144.276 |
| Other Features: | 127000 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 681345 |
| Depreciation: | 31342 |
| Depreciated Total: | 650003 |

## COMMENTS

OF=SINK IN BMT, SHOWER IN FULL BATH.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2003 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

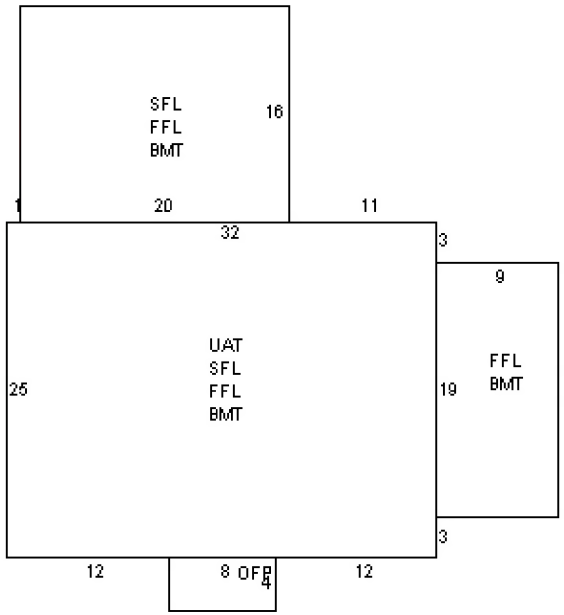
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 4 | |
| Totals | | | |
| 1 | 9 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 174.57 |
| Special Features: | 0 | Val/Su Net: | 165.23 |
| Final Total: | 650000 | Val/Su SzAd | 269.60 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,291 | 51.590 | 66,607 |
| FFL | First Floor | 1,291 | 144.280 | 186,261 |
| SFL | Second Floor | 1,120 | 144.280 | 161,589 |
| UAT | Upper Attic | 200 | 100.990 | 20,199 |
| OFP | Open Porch | 32 | 44.990 | 1,440 |
| | Net Sketched Area: | 3,934 | Total: | 436,096 |
| Size Ad | 2411 | Gross Are | 4534 | FinArea 3386 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 60 | F | |
| UAT | 100 | FLA | 100 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 069.0-0001-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 11X20 | A | AV | 1928 | 26.36 | T | 40 | 101 | | | 3,500 | | | 3,500 |

| More: | N | Total Yard Items: | 3,500 | Total Special Featues: | | Total: | 3,500 |
|---|---|---|---|---|---|---|---|